058.C	0001	0420.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	530,400	/	530,400
USE VALUE:	530,400	/	530,400
ASSESSED:	530,400	/	530,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP

Unit #: 420

Owner 1:	KIM DAVID E TRUSTEE
Owner 2:	PARK CHRISTINE H TRUSTEE
Owner 3:	KIM-PARK FAMILY TRUST
Street 1:	28631 BRECKENRIDGE DRIVE
Street 2:	
Twn/City:	LAGUNA NIGUEL
St/Prov:	CA Cntry: Own Occ: N
Postal:	92677 Type:

PREVIOUS OWNER

Owner 1:	KIM DAVID E -
Owner 2:	-
Street 1:	28631 BRECKENRIDGE DRIVE
Twn/City:	LAGUNA NIGUEL
St/Prov:	CA Cntry:
Postal:	92677

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 1083 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	530,400			530,400
Total Card	0.000	530,400			530,400
Total Parcel	0.000	530,400			530,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 489.75 | /Parcel: 489.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	153693
GIS Ref	
GIS Ref	
Insp Date	10/05/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 058.C-0001-0420.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	515,700	0	.		515,700	515,700	Year End Roll	12/18/2019
2019	102	FV	482,100	0	.		482,100	482,100	Year End Roll	1/3/2019
2018	102	FV	400,900	0	.		400,900	400,900	Year End Roll	12/20/2017
2017	102	FV	373,900	0	.		373,900	373,900	Year End Roll	1/3/2017
2016	102	FV	373,900	0	.		373,900	373,900	Year End	1/4/2016
2015	102	FV	339,200	0	.		339,200	339,200	Year End Roll	12/11/2014
2014	102	FV	315,700	0	.		315,700	315,700	Year End Roll	12/16/2013
2013	102	FV	315,700	0	.		315,700	315,700		12/13/2012

!5145!

PRINT

Date	Time
12/10/20	20:04:30

LAST REV

Date	Time
10/05/17	17:36:47
danam	
5145	

USER DEFINED

Prior Id # 1:	153693
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIM DAVID E,	57242-599		8/2/2011	Convenience	1	No	No		
	20172-420		10/1/1989		147,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6040																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	6 - Stucco	10	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1988	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	4 - 4th Floor
% Own:	0.904900014
Name:	25 - 6040

DEPRECIATION

Phys Cond:	GD - Good	14.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	14.9	%

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	1.05401659
Const Adj.:	0.97656715
Adj $ / SQ:	329.382
Other Features:	45379
Grade Factor:	1.00
NBHD Inf:	1.54999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	623254
Depreciation:	92865
Depreciated Total:	530389

COMMENTS

Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	510.54
Special Features:	0	Val/Su Net:	489.75
Final Total:	530400	Val/Su SzAd	489.75

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,083	329.380	356,720

Net Sketched Area:	1,083		Total:	356,720	
Size Ad	1083	Gross Are	1083	FinArea	1083

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

058.C-0001-0420.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	